

PB# 94-17

HR & C OF NEW YORK

4-1-67

94-17

H.R. & C. of New York - S.W.
Union Ave - (Grevas + Hildreth)

11/1/94
Approved 8/18/94

SBL # 4-1-12.12

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-17

July 7, 1994

RECEIVED FROM Thomas & Hildreth, L.S., P.C.

Four Hundred 00/100 DOLLARS

2 Lot Commercial Subdivision Escrow 2 @ 400.00 ea
(This check paid part of escrow)

Account Total \$ 800.00

Amount Paid \$ 400.00

Balance Due \$ 400.00

Mary Mason, Secy to the P.B.
Susan Zappo

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-17

July 7, 1994

RECEIVED FROM Day Inc of Newburgh (H.R. + C New York)

Four Hundred 00/100 DOLLARS

2 Lot Commercial Subdivision Escrow 2 @ 400.00 ea
(This CK paid part of escrow)

Account Total \$ 400.00

Amount Paid \$ 400.00

Balance Due \$ -0-

Mary L. Mason, Secy to the P.B.
Susan Zappo

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14142

June 7, 1994

Received of Day Inc of Newburgh \$ 50.00

Fifty and 00/100 DOLLARS

For P.B. # 94-17 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 4492</u>		<u>50.00</u>

By Dorothy Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall
555 Union Ave.

NO. 94-17

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

Susan Appo

NO. 94-17

July 7, 1994

RECEIVED FROM Days Inn of Newburgh (H.R.+C)

Four Hundred 00/100 DOLLARS

2 Lot Commercial Subdivision Escrow 20 400.00 ea

Account Total \$ 400.00 (This CK paid part of escrow)

Amount Paid \$ 400.00

Balance Due \$ -0-

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Myra L. Mason, Secy to the P.B.
Susan Appo

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14142

June 7 1994

Received of Days Inn of Newburgh \$ 50.00

Fifty and 00/100 DOLLARS

For P.B. #94-17 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 4492</u>		<u>50.00</u>

By Dorothy Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-17

August 16, 1994

RECEIVED FROM Days Inn of Newburgh

One Thousand 00/100 DOLLARS

1 Lot @ \$1,000.00 ea Recreation Fee

Account Total \$ 1,000.00

Amount Paid \$ 1,000.00

Balance Due \$ -0-

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Myra L. Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14228

Aug. 16 1994

Received of Days Inn of Newburgh \$ 260⁰⁰

Two hundred sixty 00/100 DOLLARS

For P.B. # 94-17

DISTRIBUTION.

FUND	CODE	AMOUNT
<u>Ch# 4598</u>		<u>260⁰⁰</u>

By Dorothy H. Hansen

Town Clerk

Title

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/18/94

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-17

NAME: H.R. & C. OF NEW YORK, INC.

APPLICANT: H.R. & C. OF NEW YORK, INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/06/94	CK3649 (GREVAS)	PAID		400.00	
07/06/94	CK4493 (DAYS INN)	PAID		400.00	
07/13/94	P.B. ATTY. FEE	CHG	35.00		
07/13/94	P.B. MINUTES	CHG	31.50		
08/09/94	P.B. ENGINEER FEE	CHG	82.50		
08/18/94	RET. TO APPLICANT	CHG	651.00		
TOTAL:			800.00	800.00	0.00

Please issue a check in the
amount of \$651.00 to:

Days Inn of Newburgh
845 Union Avenue
New Windsor, N.Y. 12553

Map Number 178-94

Section 4 Block 1 Lot 12.12

City
Town
Village

New Windsor

Title: H. R. & C of New York, Inc.

Dated: 7-18-94 Rev. Filed 11-1-94

Approved by Carmen R. Duldaldi Jr.

on 11-1-94

Record Owner H R & C of NY Inc.

MARION S. MURPHY
Orange County Clerk

(1 Sheet)

July 13, 1994

44

T.C.

H.R. & C. OF NEW YORK, INC. SUBDIVISION (94-17) UNION
AVENUE

William Hildreth, of Grevas & Hildreth appeared before the board for this proposal.

MR. PETRO: This was approved not too long ago.

MR. HILDRETH: This is a subdivision application, this piece of property was the subject of a site plan approval about a year ago, April of '93, wherein the parcel, restaurant parcel was shown in this location east of the motel as a leased parcel. We got site plan approval. We got DEC approval for moving the sewer line, all of it went through except the deal. So now he's got a guy who wants to buy it outright so this application here is for a subdivision. All aspects of the site plan are still valid and apply. What we had to do is change the size of this lot a little bit in order to meet the net square footage requirement for a lot for this use because we're now providing crossover easements through this lot. We're calling the new one lot 1 through this lot for the balance of lot 2 over here, in the event of future development. And there's also a little crossover easement on this driveway which is still part of lot 2 for the benefit of lot 1.

MR. PETRO: Bill, I think the site plan approval, doesn't that not expire within one year, if it is acted upon, if the--

MR. BABCOCK: That is correct.

MR. PETRO: In April of '94, the site plan approval will be no longer in effect.

MR. BABCOCK: Unless it--

MR. PETRO: Why was it not stamped?

MRS. MASON: Fees were not paid.

MR. PETRO: I can just not pay my fee for two years and I can have subdivision approval?

MR. HILDRETH: Applicant has told me that the new people are aware of the fees that are owed and they are going to pick them up.

MR. PETRO: I understand that with this applicant. I'm just asking for further reference. Mike, you and I have talked about this before, it's one way to just go on and on and on.

MR. EDSALL: We suggested the change in the law where the conditional approvals would have an expiration similar to subdivisions that would be done as part of the local law since the State Law doesn't accomplish that.

MR. KRIEGER: It does not now exist.

MR. PETRO: What I can do, not pay \$100 of my fees and have an ongoing site plan approval?

MR. EDSALL: You'd have conditional approval forever, that is a loophole which I hope the town will close sometime.

MR. PETRO: Ron or Carmen, anything?

MR. DUBALDI: No landscaping detail, I think on the old site plan we requested landscaping.

MR. PETRO: We're here only for subdivision so the site plan would still be in effect.

MR. LANDER: I guess it is, it has expired.

MR. PETRO: Not expired, because it wasn't finalized.

MR. HILDRETH: Never got stamped.

MR. PETRO: Just discuss the subdivision tonight.

MR. KRIEGER: Our law says within six months of a presubmission conference, we normally have a number of conferences, but they must submit the application that means for final approval and the fees so if they haven't done it, it's a technical matter then.

MR. EDSALL: Presubmission conference is the meeting that they have before, it's like a sketch meeting before they make their application.

MR. PETRO: I don't want to single out this particular application because it's an ongoing problem and I believe there's probably a number of them. So I just was curious as to why it was.

MR. BABCOCK: As far as the old application, as long as they take care of it, that is, we're happy.

MR. LANDER: Well, I know we're talking about subdivision but I'm going to talk about site plan that was already approached and the fees weren't paid on but they going right, are they going to stick with this program here? They have no problem with that?

MR. HILDRETH: Correct and I've also made a note on here I believe I did, no, I didn't, okay, my fault, I thought I had.

MR. LANDER: If you can just put it on there that they are going to be held to the site plan that was already approved.

MR. EDSALL: I think in reverse we should say that this plan is purely for subdivision and any site plan information is just for reference. You're not approving a site plan, you're approving or considering a subdivision.

MR. PETRO: The old easement for the sewer line, I know we had approval for the change, it goes from the ten inch line I see where you're moving it, it goes from 10 to 8 and back to a 10, is that what's proposed?

MR. BABCOCK: It's a typo, it does say that.

MR. HILDRETH: That can't be right.

MR. EDSALL: Again, that improvement is part of the site plan requirements and their obligations are outlined in the bond that is listed for this site plan.

MR. PETRO: I don't see any reason to have that on the map.

MR. EDSALL: It should be corrected.

MR. HILDRETH: I think that is a ten inch line and I probably had it 8 inch line four times and I only changed two of them. Getting back to the comment before which was referencing the previous site plan, should that note, should there be a note?

MR. EDSALL: You can add a note that indicates that the site plan information is for reference only and it's shown as just reference the other application but they are not really reviewing the site plan here.

MR. PETRO: Can we do number 5?

MR. LANDER: I'd like to take the position of lead agency, Mr. Chairman, the Town of New Windsor Planning Board.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board declare itself lead agency on the H.R. & C. minor subdivision on Union Avenue. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: As far as public hearing is concerned, this is permitted use in the zone?

MR. HILDRETH: For the Chairman and the board's information.

MR. PETRO: Again, we're only using for the subdivision, we're not looking at the site plan, just

the subdivision.

MR. HILDRETH: Public hearing was waived for the site plan.

MR. DUBALDI: Make a motion we waive the public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board waive the public hearing for the H.R. & C. minor subdivision under discretionary powers of Paragraph 4 B of the subdivision regulations. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. LANDER: Declare negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board declare negative dec on the H.R. & C. minor subdivision on Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. LANDER: I don't see any problem with this.

MR. PETRO: Do we have any housekeeping items?

MR. EDSALL: That was just more of a recommendation to make sure that Bill in his preparation of the deeds for

lot 1 and 2 includes the easements that you show here.

MR. HILDRETH: When they go to transfer, I'll be doing that for them.

MR. EDSALL: So, other than that, I believe it's very simple procedure item, you have already looked at it as part of the lease parcel for the site plan.

MR. HILDRETH: And as I said, I made it big, what happened was this line just moved up about 15 feet, that is all I had to do to take up the square footage that was required.

MR. PETRO: Any of the lot lines, Bill, are they going to be in the right-of-ways for the county road or instead of other parcels, any of them in violation anywhere, encroachment or anything? Do you have any like the right-of-way off Union Avenue, is that existing that line now in the front?

MR. HILDRETH: Yes, we but up against the right-of-way and there's a permanent easement along the right-of-way which I have shown and deducted from the gross lot area.

MR. PETRO: I don't see any problem with it.

MR. LANDER: Mr. Krieger, do you have a problem with this legal aspect here?

MR. KRIEGER: No.

MR. DUBALDI: I make a motion we approve the H.R. & C. minor subdivision subject to the addition on to the map that the applicant will follow through on the pre-approved site plan and also that all fees will be paid.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board grant final approval to the H.R. & C. minor subdivision with the subject to that has been read in. Any further discussion from the

July 13, 1994

50

board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: H R & C MINOR SUBDIVISION
PROJECT LOCATION: 845 UNION AVENUE
SECTION 4-BLOCK 1-LOT 12.12
PROJECT NUMBER: 94-17
DATE: 13 JULY 1994
DESCRIPTION: THE APPLICATION INVOLVES A TWO LOT MINOR
SUBDIVISION OF THE EXISTING PROPERTY ON UNION
AVENUE. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS ONLY.

1. As the Board may recall, this site was the subject of a site plan application to the Board for the proposed restaurant depicted on this minor subdivision plan. Previously, the Applicant proposed a lease parcel arrangement for the restaurant. At this time, the Applicant is depicting a minor subdivision to subdivide the restaurant parcel from the overall parcel.

In discussions with the Applicant relative to the further (future) development of the overall parcel, it was deemed appropriate that an access easement be created through the restaurant parcel for possible future development to the south of same. So as to maintain zoning conformance for the lot, the westerly property line of the restaurant parcel was relocated to provide minimum net area with that access easement and the sewer easement subtracted.

2. At this time, I am aware of no further issues or concerns with regard to this minor subdivision, since all development related issues have been reviewed and resolved as part of the other and separate site plan application.
3. It is my recommendation that the deeds of record include the metes and bounds description for the access easement both through Lot 1 and Lot 2, as well as the sewer easements. With regard to the sewer easement, some reference should be made as to the existence of the current easement and the proposed relocation of same.

4. It is my understanding that the obligation relative to the re-location of the sewermain is an obligation of the site plan application, not this subdivision application. This understanding should be confirmed.
5. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
6. The Planning Board should determine if a **Public Hearing** will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
7. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
8. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Easall, P.E.
Planning Board Engineer

MJEmk

A:HRC.mk

T/B Mta.
2/6/96

②

San

RE: MOTION-AUTHORIZE SUPERVISOR TO EXECUTE ESCROW AGREEMENT
H. R. & C. OF NEW YORK, INC. w/ TNW-SEC. 4-BLK.1-LOT 67

MOTION BY COUNCIL H

SECONDED BY COUNCIL Fin.

That the Town Board of the Town of New Windsor authorize the Supervisor to execute an Escrow Agreement between H. R. & C. OF NEW YORK, INC. and TOWN OF NEW WINDSOR dated March 1, 1996, the agreement stating that the Developer will post a cash bond in the sum of \$7,500 to ensure completion of improvements to sewer main at the subject site.

ROLL CALL: all agree

MOTION CARRIED: 4 - 0

Town Board Agenda: 03/06/96.

(TA DOCDISK#2-063089.AG)

Note: Please have the Supervisor execute ^{two (2)} ~~three (3)~~ copies, affix town seal and return all copies to Attorney's office for processing.

ESCROW AGREEMENT

DATE: March 1, 1996
DEVELOPER: H.R. & C. OF NEW YORK, INC.
PREMISES: 845 UNION AVENUE, NEW WINDSOR, N. Y.
SECTION 4 - BLOCK 1 - LOT 67

WHEREAS, the TOWN OF NEW WINDSOR has granted site plan approval for a project at the above-referenced site, which required a performance bond, and for which a bank Letter of Credit was posted; and

WHEREAS, due to circumstances beyond the control of the DEVELOPER, certain items have not been completed; and

WHEREAS, the Engineer for the DEVELOPER has compiled a list of yet outstanding items and a cost estimate in the amount of \$7,500 which the Engineer for the Town has reviewed and approved (see attached); and

WHEREAS, the DEVELOPER has agreed to post a cash bond with the TOWN OF NEW WINDSOR for the amount of \$7,500 to ensure completion of the improvements.

NOW, THEREFORE, BE IT AGREED:

1. THE UNDERSIGNED developer hereby places in escrow with TOWN OF NEW WINDSOR and its assignees, the sum of \$7,500, to be held in escrow but not in a separate account by TOWN OF NEW WINDSOR, to secure that the following work is satisfactorily completed on or before the 30th day of JUNE, 1996:

(1) See attached letter dated 2/28/96 from Greg Shaw, P.E.

2. No release of these escrow funds will be effected until the following conditions have been met:

(a) Written report by the Engineers for the TOWN OF NEW WINDSOR stating completion of the necessary repairs.

3. In the event that the aforementioned item(s) is not provided to the TOWN OF NEW WINDSOR on or before the completion date above, the TOWN OF NEW WINDSOR is hereby authorized and empowered to immediately use and spend any and all of the escrow funds, at its sole discretion, in order to complete the above items, either with Town forces or outside contractors.

4. The DEVELOPER agrees that, in the event the funds deposited in escrow with the TOWN OF NEW WINDSOR, are not sufficient to pay for the completion of the work as defined above, the DEVELOPER will remit to the TOWN OF NEW WINDSOR all additional monies needed for completion of this work and/or repairs within five (5) days of mailing date of the demand by the TOWN OF NEW WINDSOR.

5. Upon completion of all of the work described above, in a manner in keeping with the conditions described herein, any escrow balance remaining will be released, without interest thereon, to the DEVELOPER.

6. The DEVELOPER agrees to pay reasonable attorney fees and court costs that may be incurred by the TOWN OF NEW WINDSOR in connection with any litigation concerning this agreement, and further agrees that such fees and costs may be deducted from the escrowed funds.

7. The undersigned DEVELOPER, by signing this agreement, consents to all of its terms and further consents, agrees, authorizes and empowers the TOWN OF NEW WINDSOR or its agents to

enter the premises herein described for the purpose of completing the work and/or repairs described in this agreement.

(SEAL)

(SEAL)

Donald J. Hays V.P.
H.R. & C. OF NEW YORK, INC.
By: Donald J. Hays Vice, President

George J. Meyers
TOWN OF NEW WINDSOR
By: George J. Meyers, Supervisor

(TA DOCDISK#22-010996.EA)

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

On the 7th day of March, 1996, before me personally appeared GEORGE J. MEYERS, to me known, who being by me duly sworn, did depose and say that he resides at 22 Brandon Court, New Windsor, New York, that he is the Supervisor of the TOWN OF NEW WINDSOR, the municipal corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that it was so affixed by Order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1997

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

On this 5th day of March, 1996 before me personally came Howard Choe, to me known, who being by me duly sworn, did depose and say that he resides at 845 Union Avenue, New Windsor, N.Y. 12553; that he is the Vice President of H.R. & C. OF NEW YORK, INC., the corporation described in and which executed the foregoing instrument; ~~that he knows the seal of said corporation; that it was so affixed by order of the Board of Directors of said corporation;~~ and that he signed his name thereto by ~~like~~ order of the Board of Directors of said corporation.

Sabrina A. Baurhan
Notary Public - Orange County
My Commission Expires: 8/31/97.

Shaw Engineering

Consulting Engineers

February 28, 1996

744 Broadway

P.O. Box 2569

Newburgh, New York 12550

(914) 561-3895

Office Of Town Attorney
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Via Fax: 563-4693

Att: Philip Crotty, Esq.

Re: Sewer Main Replacement For H.R. & C. Of New York Inc.(Days Inn)

Dear Phil:

This correspondence is written on behalf of my client, H.R. & C. Of New York Inc., regarding the expiration of their Letter Of Credit on March 6, 1996. This Letter of Credit in the amount of \$27,000 was posted as a performance guarantee to the Town of New Windsor for the replacement of the Town's sewer main on the Days Inn property.

Regarding the status of the construction, presently all pipe and manholes are installed with the exception of 77 feet of 10-inch pipe. The installed pipe has been successfully pressure tested and the manholes are scheduled for vacuum testing tomorrow, March 29.

Realizing that there is insufficient time to post a new Letter of Credit, my client proposes to substitute a cash security for the work yet to be completed. This cash security represents the following work items:

10-Inch Pipe	77 L.F.	@ \$40.00 per L.F.	\$ 3,080.00
Punch List Items			\$ 1,720.00
Final Testing And As-Built Drawings			\$ 2,700.00
Total			\$ 7,500.00

If this proposal is acceptable to the Town of New Windsor, please advise this office so that the cash security can be posted prior to the expiration date.

Very truly yours,

SHAW ENGINEERING

03/01/96-This Agreement is okay with
Engineer for Town, Mark Edsall, P.E.


Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: Mark Edsall, P.E., Via Fax: 561-1413
Victor Choe, Days Inn, Via Fax: 564-7550

DAYS INN OF NEWBURGH
H.R. & C. NEW YORK, INC.
 845 UNION AVE
 NEWBURGH, NY 12550

EXPLANATION	AMOUNT

5756

10-4/220

PAY
 AMOUNT
 OF

7500 DOLS 00 CTS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	CHECK AMOUNT
3/5/96	Town of New Windsor		5756	\$ 7500.00

M & T BANK 422
 NEWBURGH, NY 12550

Paula Choe

AUTHORIZED SIGNATURE

⑈005756⑈ ⑆022000046⑆ 11000023037488⑈



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

March 07, 1996

H. R. & C. OF NEW YORK, INC.
845 Union Avenue
New Windsor, N. Y. 12553

Attn: Mr. Howard Choe, Vice President

**RE: H.R.&C. w/ TOWN OF NEW WINDSOR
ESCROW AGREEMENT**

Dear Mr. Choe:

Enclosed you will find your copy of the above-entitled Agreement which was executed by Supervisor Meyers on this date.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia A. Barnhart".

PATRICIA A. BARNHART
Attorney's Office

/pab
Enclosure

cc: ~~Town Clerk Hansen~~

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/18/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd
A [Disap, Appr

FOR PROJECT NUMBER: 94-17

NAME: H.R. & C. OF NEW YORK, INC.
APPLICANT: H.R. & C. OF NEW YORK, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/18/94	PLANS SIGNED	APPROVED
07/13/94	P.B. APPEARANCE	LA:ND WVE P.H.
07/13/94	P.B. APPEARANCE (CON'T)	APPR. COND.
	. NOTE ON PLAN "SITE PLAN INFO ON MAP FOR REFERENCE ONLY"	
07/06/94	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/18/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-17

NAME: H.R. & C. OF NEW YORK, INC.
APPLICANT: H.R. & C. OF NEW YORK, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/07/94	MUNICIPAL HIGHWAY	07/11/94	APPROVED
ORIG	07/07/94	MUNICIPAL WATER	07/11/94	APPROVED
ORIG	07/07/94	MUNICIPAL SEWER	/ /	
ORIG	07/07/94	MUNICIPAL FIRE	07/11/94	APPROVED
ORIG	07/07/94		/ /	
ORIG	07/07/94		/ /	

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

Pd

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

2 LOTS @ 400.00 (FIRST 4 LOTS).....\$ 800.00

Pd

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$ 800.00

Pd

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

FINAL PLAT SECTION FEE.....\$ 150.00

BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

(1)

RECREATION FEES:

1 LOTS @ \$1000.00 PER LOT.....\$ 1,000.00

(2)

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 82.50

PLANNING BOARD ATTORNEY FEES.....\$ 35.00

MINUTES OF MEETINGS.....\$ 31.50

OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$

5% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

4% OF FIRST \$50,000.00 OF ABOVE:.....\$

2% OF REMAINDER OF ABOVE:.....\$

TOTAL INSPECTION FEE DUE:.....\$

RESULTS OF P.B. MEETING

DATE: July 13, 1994

PROJECT NAME: H.R. & C of N.Y. Sub. PROJECT NUMBER 94-17

LEAD AGENCY:

* NEGATIVE DEC:

M) L S) D VOTE: A 3 N 0

* M) L S) D VOTE: A 3 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) D S) L VOTE: A 3 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) D S) L VOTE: A 3 N 0 APPR. CONDITIONALLY: 7-13-94

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Note on plan saying S.P. info on map is only for
reference

All feestake paid



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, [REDACTED]

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 17

DATE PLAN RECEIVED: RECEIVED JUL - 6 1994

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

Fred Smyth
HIGHWAY SUPERINTENDENT

7/11/94
DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., [REDACTED], SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 17

DATE PLAN RECEIVED: RECEIVED JUL - 6 1994

The maps and plans for the Site Approval HRC Inc.
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved ☐

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 July 1994

SUBJECT: H.R. & C. of N.Y. Subdivision

Planning Board Reference Number: PB-94-17

Dated: 6 July 1994

Fire Prevention Reference Number: FPS-94-034

A review of the above referenced subject subdivision plan was conducted on 8 July 1994.

This subdivision plan is acceptable.

Plans Dated; 22 June 1994

Robert F. Rodgers C.C.A.
Robert F. Rodgers, C.C.A. (mvz)

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

1-3
**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF

New Windsor

P/B #

94 - 17

WORK SESSION DATE:

6 July 1994

APPLICANT RESUB.

REQUIRED:

Permitted Plan/Full

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

HR & Subdiv

PROJECT STATUS:

NEW X

OLD

REPRESENTATIVE PRESENT:

WBH

MUNIC REPS PRESENT:

BLDG INSP.

sig

FIRE INSP.

K

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

show easement thru lot 2 to benefit 1

taking leased parcel (of previous 5/16)
making slightly larger and
subdividing.

next avail agenda

RECEIVED JUL - 6 1994

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

(This is a two-sided form)

APPLICATION FOR ~~SETE PLAN~~, SUBDIVISION PLAN,
~~OR LOT LINE CHANGE~~ APPROVAL

1. Name of Project H.R. & C. OF NEW YORK, INC. MINOR SUBDIVISION
2. Name of Applicant H.R. & C. OF NEW YORK, INC. Phone 292-7600
DIPLOMAT MOTOR LODGE
Address 845 UNION AVENUE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record (SAME) Phone (SAME)
Address (SAME)
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
Address 33 QUASSAICK AVENUE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone —
Address —
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
(Name)
7. Location: On the WEST side of UNION AVENUE
2,800 ± feet NORTH of ROUTE 207
(Direction) (Street)
8. Acreage of Parcel 9.4 9. Zone C, 9A. School Dist NEWBURGH CSD
9B. If this property is within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District, please complete the attached Agricultural Data Statement. N/A
10. Tax Map Designation: Section 4 Block 1 Lot 12.12
11. This application is for TWO LOT COMMERCIAL SUBDIVISION

Commission Expires July 10, 1994
Office of the Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership NONE
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

VICTOR K. CHOE being duly sworn, deposes and says that he resides at 845 UNION AVE, NEW WINDSOR N.Y. 12553 in the County of ORANGE and State of NEW YORK and that he is (the owner in fee) of H.P.C. OF NEW YORK, INC.
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

28 day of June 1994
198

Victor K Choe
(Owner's Signature)

Victor Choe
(Applicant's Signature)

President
(Title)

Virginia Smith
Notary Public

VIRGINIA SMITH
Notary Public, State of New York
No. 4969547
Qualified in Orange County 94
Commission Expires July 16, 1997

PROJECT I.D. NUMBER

617.21

Appendix C

94-17
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SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>H.R. & C. OF NEW YORK, INC.</i>	2. PROJECT NAME <i>H.R. & C. OF NEW YORK, INC. MINOR SUBDIVISION</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>WEST SIDE OF UNION AVENUE; 2,800'± NORTH OF ROUTE 207</i> <i>TAX MAP SECTION 4 BLOCK 1 LOT 12.12</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>TWO LOT MINOR COMMERCIAL SUBDIVISION CREATING A ONE ACRE PARCEL FOR DEVELOPMENT OF A RESTAURANT SITE. BALANCE OF PROPERTY CONTAINS AN EXISTING MOTEL.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>9.4±</i> acres Ultimately <i>9.4±</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <i>TOWN OF NEW WINDSOR PLANNING BOARD SITE PLAN APPROVAL</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>H.R.C. OF NEW YORK, INC. VICTOR CHOE</i> Date: <i>6 JUNE 1994</i>	
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67 If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

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PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

VICTOR CHOE, deposes and says that he
resides at 845 UNION AVENUE, NEW WINDSOR
(Owner's Address)
in the County of ORANGE
and State of NEW YORK
and that he is the owner in fee of TAX MAP SECTION 4
BLOCK 1 LOT 12.12
which is the premises described in the foregoing application and
that he has authorized GREVAS & HUIPETH L.S., P.C.
to make the foregoing application as described therein.

Date: 6 JUNE 1994

Victor Choe
(Owner's Signature)

W. Ch
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = ^{1,000}/~~2,000~~ ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

*If applicable.

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13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

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29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. * Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. * Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. * Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

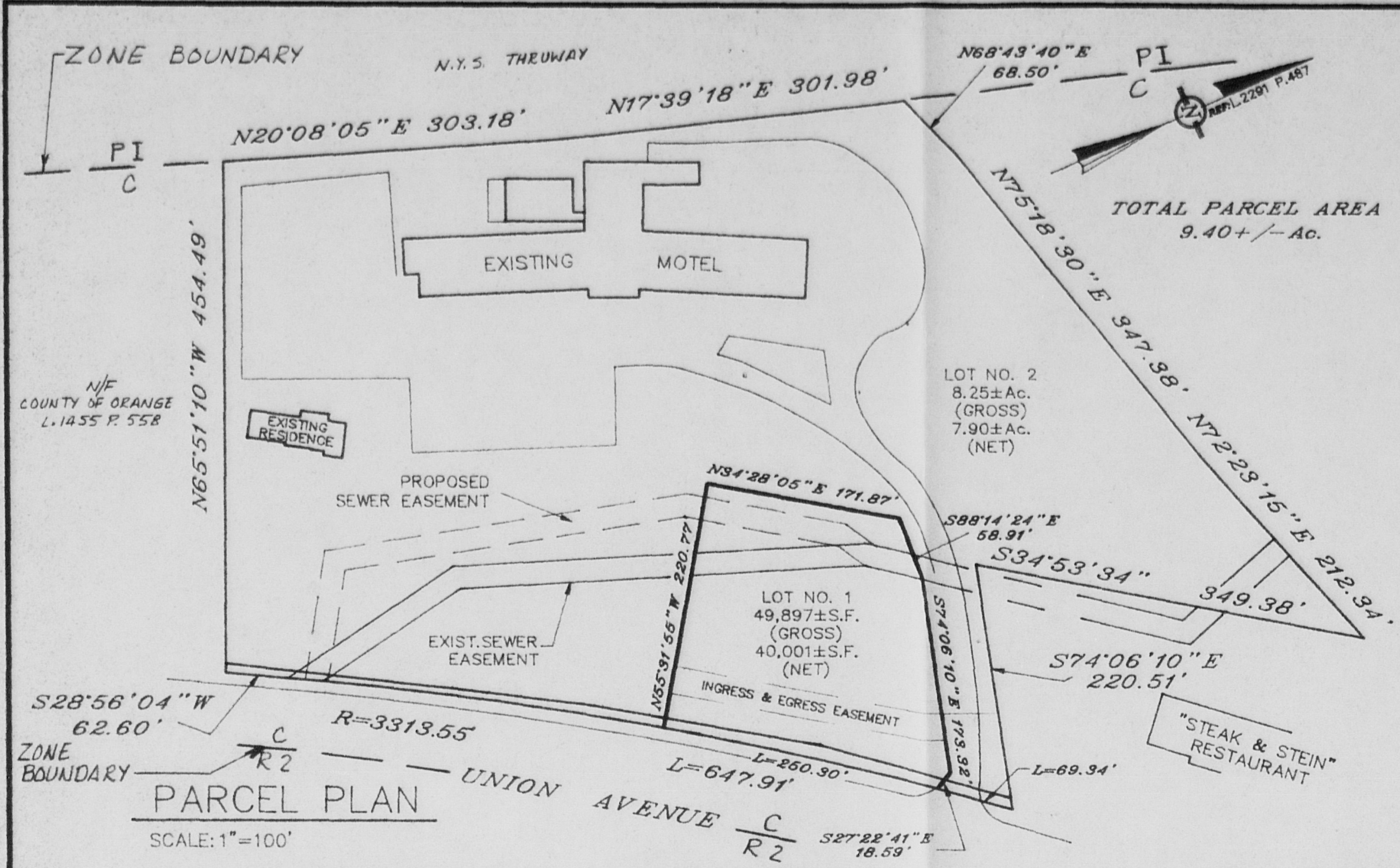
PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William B. Hildner
Licensed Professional

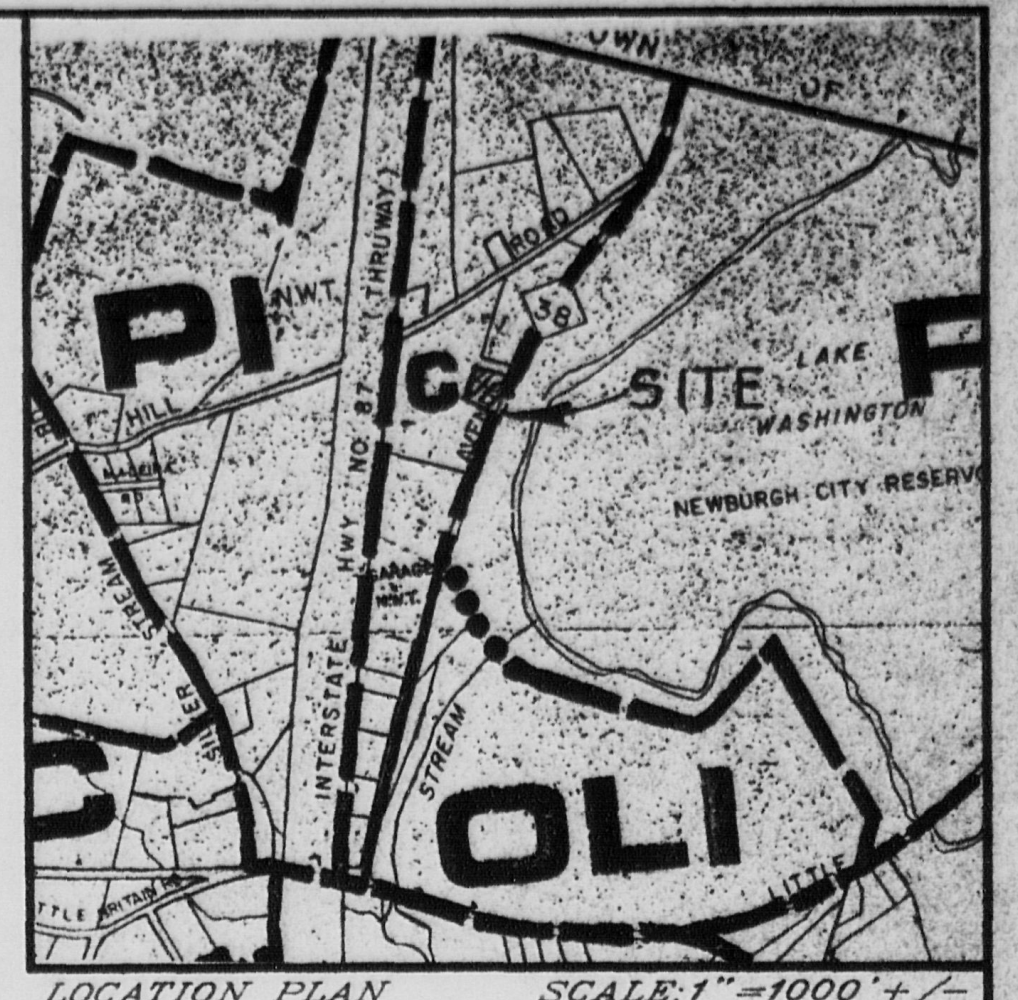
Date: 6 JUNE 1994

* REFER TO APPROVED SITE PLAN



LEGEND

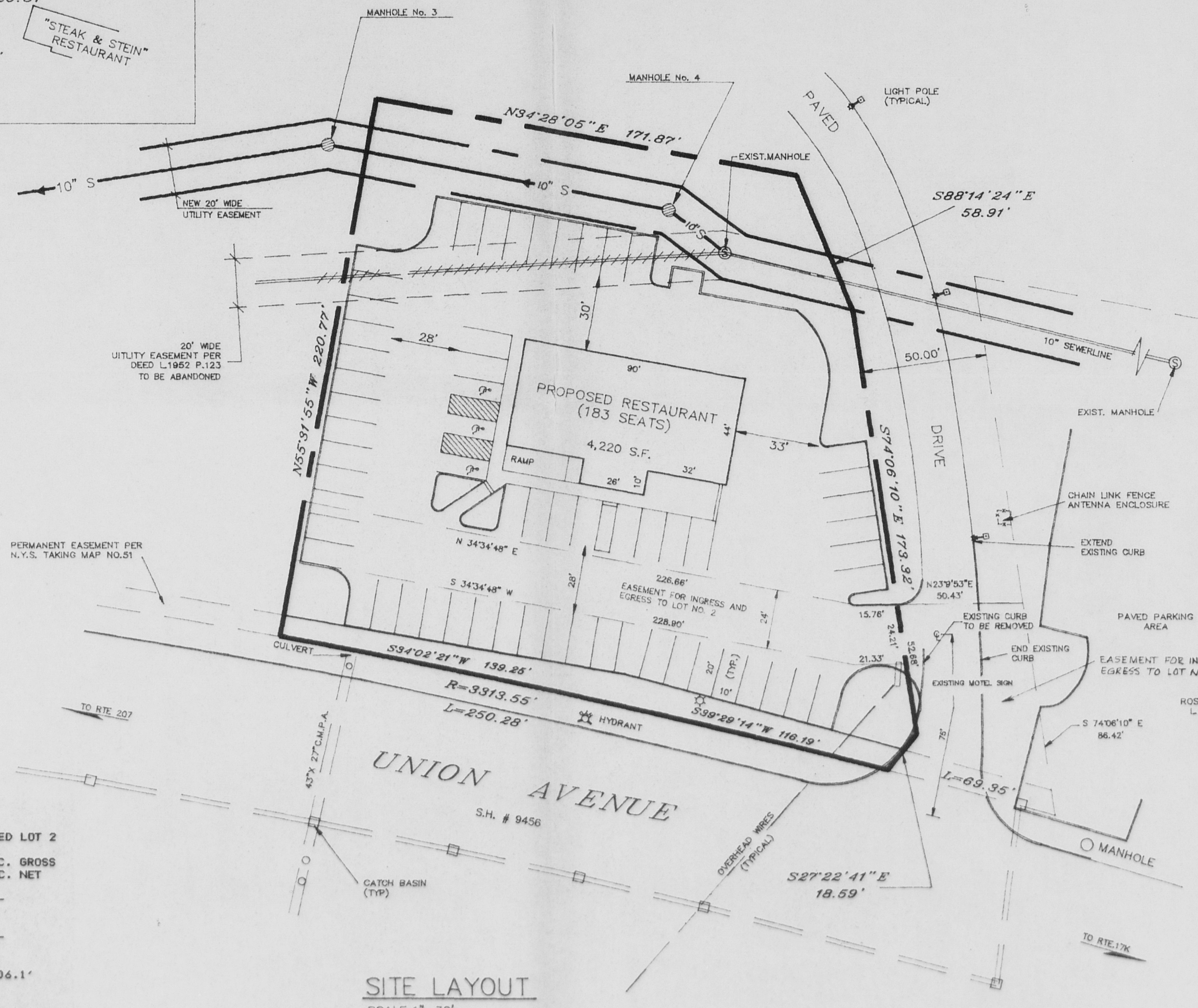
- EXISTING MANHOLE
- PROPOSED MANHOLE



LOCATION PLAN SCALE: 1"=1000'±

NOTES

- Being a subdivision of lands shown on the Town of New Windsor Tax Map as Section 4, Block 1, Lot 12.12. Deed of Record: Liber 2291 Page 487
- OWNER/SUBDIVIDER: HRC Inc. 945 Union Avenue New Windsor, N.Y. 12553
- PROPERTY ZONE: C (Design Shopping) PROPOSED USE: Lot 1 Restaurant Lot 2 Motel/Residence (existing)
- Water Supply and Sanitary Sewage Disposal provided by Town of New Windsor Municipal Systems.
- Boundary information shown hereon resulted from a Field Survey and Field Inspection performed by the undersigned and completed on 13 July 1992.
- Unauthorized alteration or addition to this plan is a violation of Section 7209 (2) of the New York State Education Law.
- The relocation of the Sewer Line and Site Plan details are the subject of separate plans previously approved by the Town of New Windsor Planning Board.
- This is a Commercial Subdivision, not intended for residential use, serviced by existing Municipal Sewer and Water Systems.



SITE LAYOUT

SCALE: 1"=30'

ZONE BULK REQUIREMENTS

	REQUIRED LOT 1	PROVIDED LOT 1	REQUIRED LOT 2	PROVIDED LOT 2
LOT AREA	40,000 S.F.	49,897 S.F. GROSS 40,001 S.F. NET	80,000 S.F.	8.25 AC. GROSS 7.90 AC. NET
LOT WIDTH	200'	240'±/-	200'	400'±/-
FRONT YARD SET BACK	60'	73'±/-	60'	350'±/-
SIDE YARD SET BACK	30'/70'±/-	46'/121'±/-	30'/70'	140'/306.1'
REAR YARD SET BACK	30'	83'±/-	30'	22.3'(existing condition)
BUILDING HEIGHT	6'/FT. to LOT LINE=23'	17'±/-	6'/FT. to LOT LINE=11.1'	EXISTING 2 STORY BUILDING
FLOOR AREA RATIO	0.5	0.1	0.7	0.1

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 13 July 1992 performed in accordance with the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

PLANNING BOARD APPROVAL

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON AUG 18 1994 NOV 1 1994
BY CARMEN R. DUBALDI, JR. SECRETARY
PLANNING BOARD NO. 94-17



Grevas & Hildreth, P.C.
33 QUANDARY AVENUE, NEW WINDSOR, NEW YORK 12553
TEL: (514) 562-6667

PLAN FOR: H.R. & C. OF NEW YORK INC.
DATE: 7/18/94 REV. 156 PL. BD. APPROVAL
DRAWN: MBI
CHECKED: [Signature]
DATE: 22 June 1994
JOB NO: 92-048

OWNERS CONSENT:
I have reviewed this plan and find it acceptable.

[Signature]
OWNER